

060.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

802,800 / 802,800

USE VALUE:

802,800 / 802,800

ASSESSED:

802,800 / 802,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		RESERVOIR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FISHER ALEXANDRA K / TRUSTEE	
Owner 2: ALEXANDRA K FISHER TRUST	
Owner 3:	

Street 1: 15 RESERVOIR ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FISHER ALEXANDRA K -

Owner 2: -

Street 1: 15 RESERVOIR ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,493 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Clapboard Exterior and 1427 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7493		Sq. Ft.	Site		0	70.	0.86	6									451,351						451,400	

Legal Description							User Acct
							39746
							GIS Ref
							GIS Ref
							Insp Date
							11/25/08

Parcel ID 060.0-0003-0007.0

!5248!

PRINT

Date 12/10/20 Time 20:09:50

LAST REV

Date 11/09/20 Time 09:37:47

mmcmakin

5248

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISHER ALEXANDR	75928-326	1	10/20/2020	Convenience	10	No	No		
FALK SAMUEL D	36139-50		8/15/2002		425,000	No	No		
WILKINSON CAROL	28926-108		8/4/1998		246,900	No	No	Y	

BUILDING PERMITS										ACTIVITY INFORMATION																
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name														
3/17/2016	296	Redo Bat	35,000					redo bath	10/28/2015	Permit Insp	PC	PHIL C														
7/14/2015	952	Re-Roof	16,870		7/14/2015			Strip and re-roof.	6/18/2014	External Ins	PC	PHIL C														
5/20/2014	477	Awnings	7,000						10/28/2010	Info Fm Plan	BR	B Rossignol														
8/12/2009	694	Manual	5,000	C				add landing and st	6/30/2009	Info Fm Prmt	BR	B Rossignol														
4/15/2009	236	Addition	120,000	C		G10	GR FY10	REMOD KIT & BTH, C	11/25/2008	Meas/Inspect	355	PATRIOT														
3/16/1992	76		6,000	C				REM/KIT-ADD BATH	11/16/2002	MLS	MM	Mary M														
									1/13/2000	Mailer Sent																
									1/10/2000	Measured	163	PATRIOT														
									11/1/1981		CS															

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good																																																																																																													
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																																																																																																													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																																																																																																													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																																													
Frame: 1 - Wood				1/2 Bath: 1	Rating:																																																																																																													
Prime Wall: 2 - Clapboard				A HBth:	Rating:																																																																																																													
Sec Wall: 1 - Wood Shingl	40 %			OthrFix: 1	Rating:																																																																																																													
Roof Struct: 3 - Gambrel				OTHER FEATURES																																																																																																														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																																													
Color: TAN				A Kits: 1	Rating:																																																																																																													
View / Desir:				Fpl: 1	Rating:																																																																																																													
GENERAL INFORMATION				WSFlue: 1	Rating:																																																																																																													
Grade: C - Average				COND INFORMATION																																																																																																														
Year Blt: 1911	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:	Alt %:			Total Units:																																																																																																														
Jurisdct: G11	Fact: .			Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:		No Unit	RMS	BRS	FL																																																																																																					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	6	3	M																																																																																																					
Sec Int Wall:	%			Economic:				Additions:																																																																																																										
Partition: T - Typical				Special:				Kitchen:																																																																																																										
Prim Floors: 3 - Hardwood				Override:				Baths:																																																																																																										
Sec Floors:	%			Total: 10.8 %				Plumbing:																																																																																																										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ: 130.00				Heating:																																																																																																										
Bsmnt Gar:				Size Adj.: 1.35000002				General:																																																																																																										
Electric: 3 - Typical				Const Adj.: 1.01989794				Totals		1	6	3																																																																																																						
Insulation: 2 - Typical				Adj \$ / SQ: 178.992																																																																																																														
Int vs Ext: S				Other Features: 82500																																																																																																														
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 1				NBHD Mod:																																																																																																														
% Heated: 100				LUC Factor: 1.00																																																																																																														
Solar HW: NO				Adj Total: 389025																																																																																																														
% Com Wall				Depreciation: 42015																																																																																																														
				Depreciated Total: 347010																																																																																																														
MOBILE HOME				WtAv\$/SQ: 130.00																																																																																																														
Make:				AvRate: 178.992																																																																																																														
Model:				Ind.Val: 82500																																																																																																														
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SPEC FEATURES/YARD ITEMS				PARCEL ID 060.0-0003-0007.0																																																																																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	18X18	A	AV	1911	22.72	T	40	101			4,400		4,400																																																																																																	
More: N				Total Yard Items: 4,400				Total Special Features:				Total: 4,400																																																																																																						
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